

Welcome to...
2500 Bantas Point Road

Located on Bantas Point & offering
80 feet on Lake Minnetonka's Grays Bay
plus 80 feet on the channel, this home is truly splendid.

Stunning Lake Minnetonka presence just east of Wayzata.
Textured faux finishes & superb lake views encase this finely crafted custom built home.

Upon entering your eye is drawn to the lake views, high ceilings & beautiful details
featuring built-in architectural accents in every room.

The Family Room boasts 20-foot high ceilings with a wall of windows & balcony overlook
from Master Bedroom. French doors with transom window leads to the Sun Room that's
perfect for enjoying evening sunsets. The Formal Dining Room has fine draperies, a nook for
a serving buffet, and French doors with transom window leading to & from the Kitchen.
The Kitchen provides spacious cooking, eating & entertaining areas. Everyone will cherish
gathering here with a center island, casual dining space and access to the porch. An
abundance of storage spaces includes enameled & glass front cabinets, pantry & large closets
in the hallway. This hallway allows access from the Foyer to the Guest Bath also.

Adjacent from the Foyer is the Media Room with built-in entertainment center.
The Main Level is spacious & inviting with ease of movement from room to room.

Up the stairs, you'll find a serene Master Suite.
With extraordinary lake views & privacy, this Suite is sure to please!

Two more Bedrooms share a Full Bath.
With a large Laundry Room completing the Upper Level.

An unfinished Lower Level awaits your finishing touches! Build a Billiard Room & Game
Room, Wine Cellar or Exercise Room... the only limit is your creativity!

All information in this brochure is deemed reliable but not guaranteed and is subject to change without notice.

Table of Particulars

- ◇ Hardwood floors throughout
- ◇ Faux finished walls with wide base molding

Main Level

Foyer

- ◇ Beautiful entry that invites you into living room
- ◇ Open staircase to upper level
- ◇ Built-in shelves
- ◇ Coat closet

Family Room

- ◇ 20-foot ceiling with floor-to-ceiling windows provide stunning lake views
- ◇ Fireplace & built-in shelves
- ◇ Opens to Formal Dining Room
- ◇ Balcony from Master Bedroom

Formal Dining Room

- ◇ Big windows with lake views
- ◇ French glass doors with transom window to Kitchen
- ◇ Opens to Living Room

Kitchen

- ◇ Custom cabinets with glass fronts & tile backsplash
- ◇ Center island with sink
- ◇ Telephone & TV nook
- ◇ Recessed lights & ceiling fan
- ◇ Pantry
- ◇ Informal dining space
- ◇ Porch & outdoor access

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Table of Particulars

Main Level

Media Room

- ◇ French doors from Foyer
- ◇ Built-in media center & recessed lights

Guest Bath

- ◇ Custom vanity

Entry from Garage

- ◇ Mud Room style area with two closets
- ◇ Leads to Kitchen or Foyer

Porch

- ◇ Enjoy peaceful summer nights with big lake views
- ◇ French doors & ceiling fan
- ◇ Opens to backyard

Lower Level

- ◇ Customizable 1,900 square feet
- ◇ Unfinished space allows you to build the theater room, billiard room or toy room of your dreams!

Wayzata School District 284

- ◇ Gleason Lake Elementary School, (763) 745-5400
- ◇ Central Middle School, (763) 745-6200
- ◇ Wayzata High School, (763) 745-6600

Utilities

- ◇ Estimated Electric: \$160/ month
- ◇ Estimated Gas: \$190/ month

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Upper Level

Master Suite

- ◇ Bedroom
 - ◇ Lake view windows overlook backyard
 - ◇ Sitting area with ceiling fan & curved wall of windows
 - ◇ Built-in shelves
- ◇ Master Bath
 - ◇ Walk-in closet
 - ◇ Jet tub with arched window
 - ◇ Dual vanities & tall mirrors
 - ◇ Separate shower with tile surround
 - ◇ Privacy for toilet
 - ◇ Hardwood floors

Bedroom 2

- ◇ Large closet
- ◇ Currently used as office

Bedroom 3

- ◇ Lake view windows overlook backyard
- ◇ Walk-in closet
- ◇ Built-in desk

Laundry Room

- ◇ Utility sink & lots of storage

Full Bath

- ◇ Vanity with tall mirror
- ◇ Skylight
- ◇ Linen closet in the hallway

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